



CITY OF LINCOLN
NEBRASKA

MAYOR COLEEN J. SENG

lincoln.ne.gov

Urban Development Department
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REQUEST FOR PROPOSALS

The City of Lincoln, Nebraska intends to enter into a contract and invites you to submit a sealed proposal for:

REQUEST FOR PROPOSAL REDEVELOPMENT PROJECT 49TH & HUNTINGTON STREETS FOR A FULL SERVICE LPD POLICE STATION

Sealed proposals will be received by the City of Lincoln, Nebraska on or before 12:00 P.M. NOON, Wednesday, October 19, 2005 in the office of the Urban Development Department, 808 P Street, Suite 400, Lincoln, Nebraska 68508. Proposals will be publicly opened at the Urban Development Department, reading only the names of the firms submitting proposals.

Proposers should take caution if U.S. mail or mail delivery services are used for the submission. Mailing should be made in sufficient time for proposals to arrive in the Urban Development Department prior to the time and date specified above.

1. INTENT

- 1.1 The City of Lincoln, Urban Development Department, is seeking proposals from qualified developers/firms for a proposed private redevelopment project at 49th and Huntington Avenue. The project is contingent upon City Council approval of an amendment to the *University Place Redevelopment Plan*, anticipated in late October, 2005.
- 1.2 The project address includes two lots at 4825 Huntington Avenue and 4843 Huntington Avenue, which includes roughly 25% of the block bounded on the north by Huntington Avenue, 48th Street and the city owned lot (formerly Northeast Printers Building) to the west, mid-block to east to 49th Street, and the east - west alley between Huntington and Walker Avenue to the south (see Attachment A).
- 1.3 The City is accepting proposals for this project within the redeveloping N 48th Street area. The redevelopment site is for a full service Police station developed to compliment strategies and goals identified in the *University Place Redevelopment Plan* and *The North 48th Street/University Place Plan*.
- 1.4 The successful developer/firm will be selected on the basis of criteria that include qualifications, experience, financial capability, and conformance with the *University Place Redevelopment Plan* and *The North 48th Street/University Place Plan*.

2. SITE

- 2.1. See Attachment A for the site plan.
- 2.2 The site is currently zoned B-3. The property may need to be replatted and a plan approval process would then be necessary.

3. PROJECT OBJECTIVES

- 3.1 The goal of this redevelopment project is to further revitalize this portion of University Place in conformance with the *University Place Redevelopment Plan*, and *The North 48th Street/University Place Plan* by reusing an existing building for a full service police station. The plans are available to review at the Urban Development Department, 808 P Street, Suite 400, Lincoln.
- 3.2 The City anticipates that this project will be a significant improvement to the site that will contribute to the revitalization of the neighborhood, business district, and vicinity of Nebraska Wesleyan University.
- 3.3 Exterior improvements to the building should respect the current urban context and consider the design, scale, color, and other materials that have been developed in the University Place Redevelopment area.

- 3.4 Elements of this project could include:
- A full service police station.
 - Landscaping/streetscape appropriate to the rest of the University Place Redevelopment area.
 - Community meeting space.

4. DEVELOPMENT PROCESS

- 4.1 The City's role in this redevelopment project is that of a catalyst and coordinator.
- 4.2 The public responsibility involves provisions of the site, coordination, continuation of public improvement activities and monitoring development.
- 4.3 The City recognizes current conditions that necessitate action in the public interest and the commitment of public resources evidenced, in part, by the adoption of *University Place Redevelopment Plan* by the Lincoln City Council in December, 1998.
- 4.31 These include public improvements and disposition or lease of the land in a manner that will ensure optimal redevelopment for the area.
- 4.4 The City is responsible to ensure that all necessary actions are undertaken in a timely, orderly and mutually supportive fashion, within the context of the Redevelopment Plan and all subsequent and related guidelines, agreements and ordinances.
- 4.5 The City will consider land purchase, the use of Tax Increment Financing for public improvements, and/or other types of assistance.
- 4.6 The City reserves the right to accept or reject any or all proposals.
- 4.7 The Lincoln Electric System, City Public Works and Utilities, Parks & Recreation, and Planning Departments will review all site plans for this project.

5. PROPOSAL CONTENTS

- 5.1 Statement of development concept, including proposed facilities, buildings, costs, etc.
- 5.2 Statement of respondents experience and data on any recent similar development.
- 5.3 Statement describing and listing the development team, owner, partners, and including, name, business address, phone number, and description of roles and responsibilities on this project.

- 5.4 Site plan, preliminary and schematic design drawings of the project including elevations, typical floor plan and a landscaping detail.
- 5.5 Pro Forma on proposed development, including land costs, operating costs and income, debt, and equity.
- 5.6 Information on the proposed site and area improvements, detailing proposed public/private costs. Expected city participation costs and assistance must be clearly delineated.
- 5.7 Timeline of project to include, schedule of estimated start of site preparation, start of construction, completion of construction, and proposed opening date.
- 5.8 Source of equity and debt financing.
- 5.9 Specific expectations of all City participation.
- 6.0 Submit eight (6) copies of the proposal on or before the specified date.

6. SPECIFIC PROVISIONS TO BE INCLUDED IN A CONTRACT

- 6.1 The purchase of the land will be for the purpose of redevelopment for a police station, as described in this Request for Proposals.
- 6.2 The land will be built upon and improved in conformity with the objectives and provisions to the *University Place Redevelopment Plan*, *The North 48th Street/University Place Plan* and this Request for Proposals.
- 6.3 All exterior improvements, including site plan, building materials and landscaping are subject to prior approval by the City.
- 6.4 Construction will commence and be completed within an agreed period of time, which will be discussed and stated in the Redevelopment Agreement.

7. SUBMISSION AND REVIEW PROCESS

- 7.1 Proposals must be submitted to the Urban Development Department, Attn. Wynn S. Hjermstad, Community Development Manager, 808 "P" street, Ste. 400, Lincoln, NE 68508.
- 7.2 The review of the proposals shall be conducted by the Director of Urban Development and staff.
- 7.3 Submitters may be required to make a presentation to the Director of Urban Development and staff.

- 7.4 The findings and recommendations of the Director of Urban Development shall be approved by the Mayor.
- 7.5 All who submit a proposal will be notified of the results of the evaluation of their proposals.
- 7.6 Upon notification of selection, the successful proposer will be expected to execute a Redevelopment Agreement with the City of Lincoln, prepared by the City Law Department.
 - 7.6.1 This agreement shall cover all matters pertaining to the parcel being sold.
 - 7.6.2 Following the approval by the City Council, the Redevelopment Agreement shall be executed and the redevelopment shall proceed in accordance with its terms.
- 7.7 The City reserves the right to hold each proposal for a period of thirty (30) days from the due date, for the purpose of review and confirmation of qualifications and financial capabilities of the respondents.
- 7.8 The City of Lincoln further reserves the right to accept or reject any or all proposals received.
- 7.9 The selected proposal, is selected in concept only. Details are to be negotiated through the redevelopment agreement process with the Urban Development Department and the City Law Department.

8. SELECTION CRITERIA

- 8.1 Redevelopment Proposal
 - 8.1.1 The City will evaluate the extent to which prospective developers propose to redevelop the land and reuse the existing building for uses in accordance with the objectives of the Redevelopment Plan, *The North 48th Street/University Place Plan* and the terms of the Request for Proposals, including its design guidelines.
- 8.2 Land price will be negotiated between the City and the successful proposer through the redevelopment agreement process.
- 8.3 Legal and Financial Ability
 - 8.3.1 Prospective developers will be required to show legal and financial ability to carry out the scope of their proposal.
 - 8.3.2 Developers will be required to specify the form of entity that will take title to the land contained in their proposal, execute the construction work and market and/or operate the completed facilities.

8.4 Implementation Ability

- 8.4.1 Prospective developers will be required to demonstrate the experience, qualifications, and ability to complete projects of the scope and complexity of their proposal, and to demonstrate the ability to operate the project.

8.5 Design

- 8.5.1 The City will evaluate the extent to which the proposals involve structures of high quality, including design, and that are consistent with the design objectives and standards contained in the redevelopment plan and in this Request for Proposals.
- 8.5.2 Specific areas of project evaluation will include but not be limited to:
- Respect for the aesthetic values of the area through high design standards.
 - Design standards used for construction of each unit to be built.
 - Use of innovative or energy conserving design.
 - The integration of the development with existing surroundings.
 - Extent to which the residential area to the east and north is buffered from the development.
 - Compatibility with the design of recent redevelopment projects which include the North 48th Streetscape project between Leighton and Francis Streets.

Attachment A

